

TO THE PUBLIC AND RESIDENTS OF VERNAL CITY:

Notice is hereby given that the **VERNAL CITY PLANNING COMMISSION** will hold a **SPECIAL** meeting on **Tuesday, October 6, 2015 at 7:00 p.m.** in the Vernal City Council Chambers at 374 East Main Street, Vernal, Utah.

AGENDA

A. STANDING BUSINESS

1. Acknowledgment and Approval of Special Meeting
2. Welcome and Designation of Chair and Members

B. PUBLIC HEARING – 7:05 P.M.

1. Request for Recommendation of a Rezone for Nick Richins for the Properties Located at 509 South 500 West and 589 South 500 West, Vernal, Utah – Application No. 2015-017-REZ – Allen Parker

C. ADJOURN



VERNAL PLANNING COMMISSION STAFF REPORT

DATE: 6 August 2015

ITEM: **B1**

APPLICATION:	2015-017-REZ (Nick Richins)		
APPLICANT:	Nick Richins		
LOCATION:	509 South 500 West, 589 South 500 West		
PARCEL NUMBER(S):	05:054:0008, 05:054:0007	ZONE:	RA-1
		ACREAGE:	2.46 Acres

ANALYSIS:

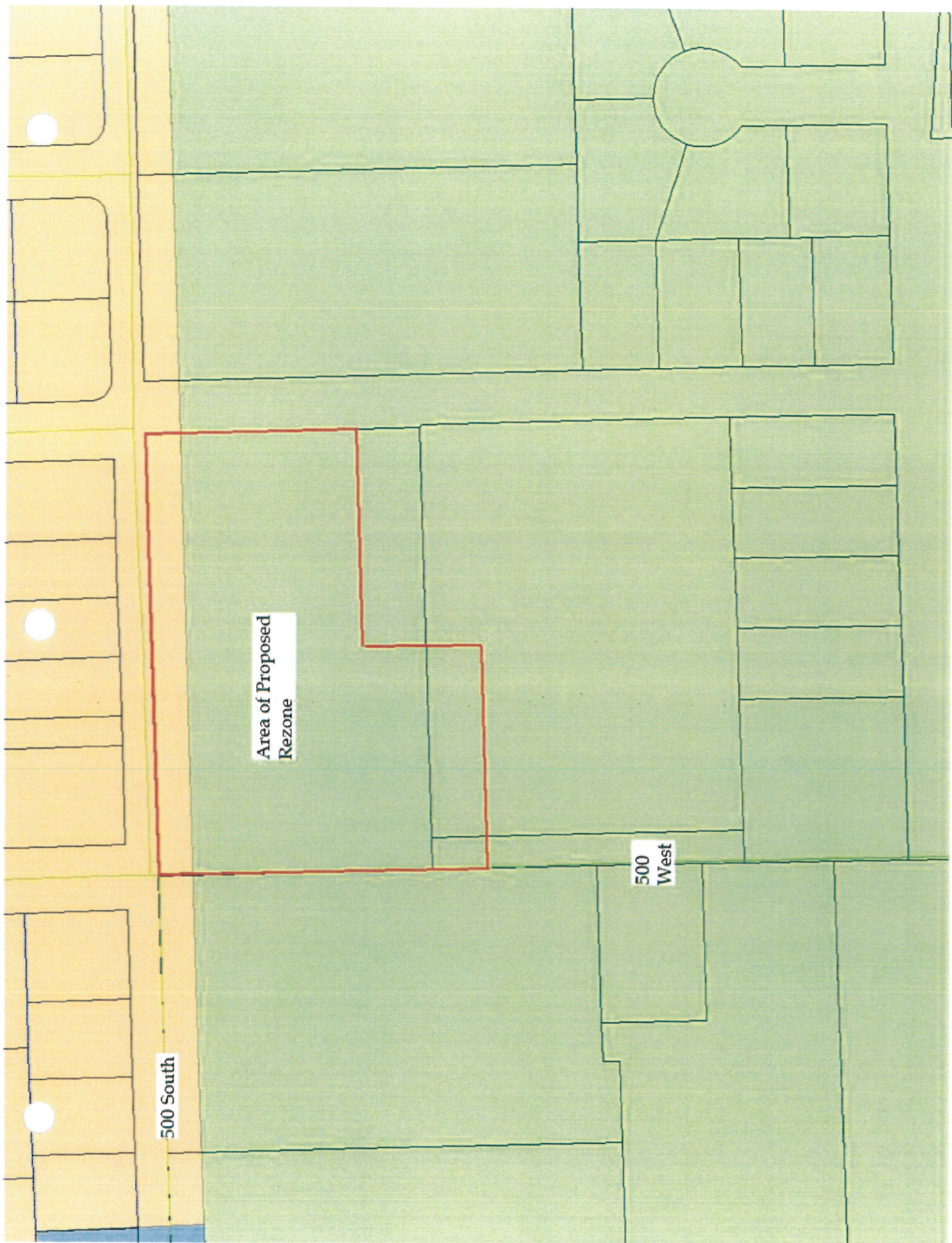
Nick Richins is requesting that the zoning map be amended changing a portion of parcels 05:054:0008 and 05:054:0007, located at 509 South 500 West and 589 South 500 West, from its current designation of **RA-1** to **C-2**. The area of the request is currently vacant. The adjoining parcels to the south, west and east are currently zoned RA-1. The remaining parcels to the north are zoned R-1. Surrounding land uses include residential and institutional/medical (Uintah Care Center). The Vernal City General Plan indicates future land use for the area of the request to be "commercial", a designation that is compatible with this request. The area that is proposed to be rezoned encompasses almost the entire area of the south east corner of the intersection of 500 West and 500 South that the General Plan shows as commercial, and therefore doesn't constitute "spot zoning".

STAFF RECOMMENDATIONS:

The application has been made in accordance with the requirements Vernal City Code and is approvable.

A handwritten signature in black ink, appearing to read "Allen Parker".

Allen Parker
Assistant City Manager

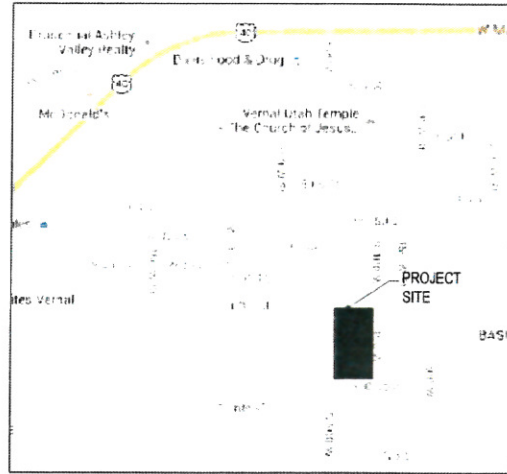


Area of Proposed
Rezone

500 South

500
West

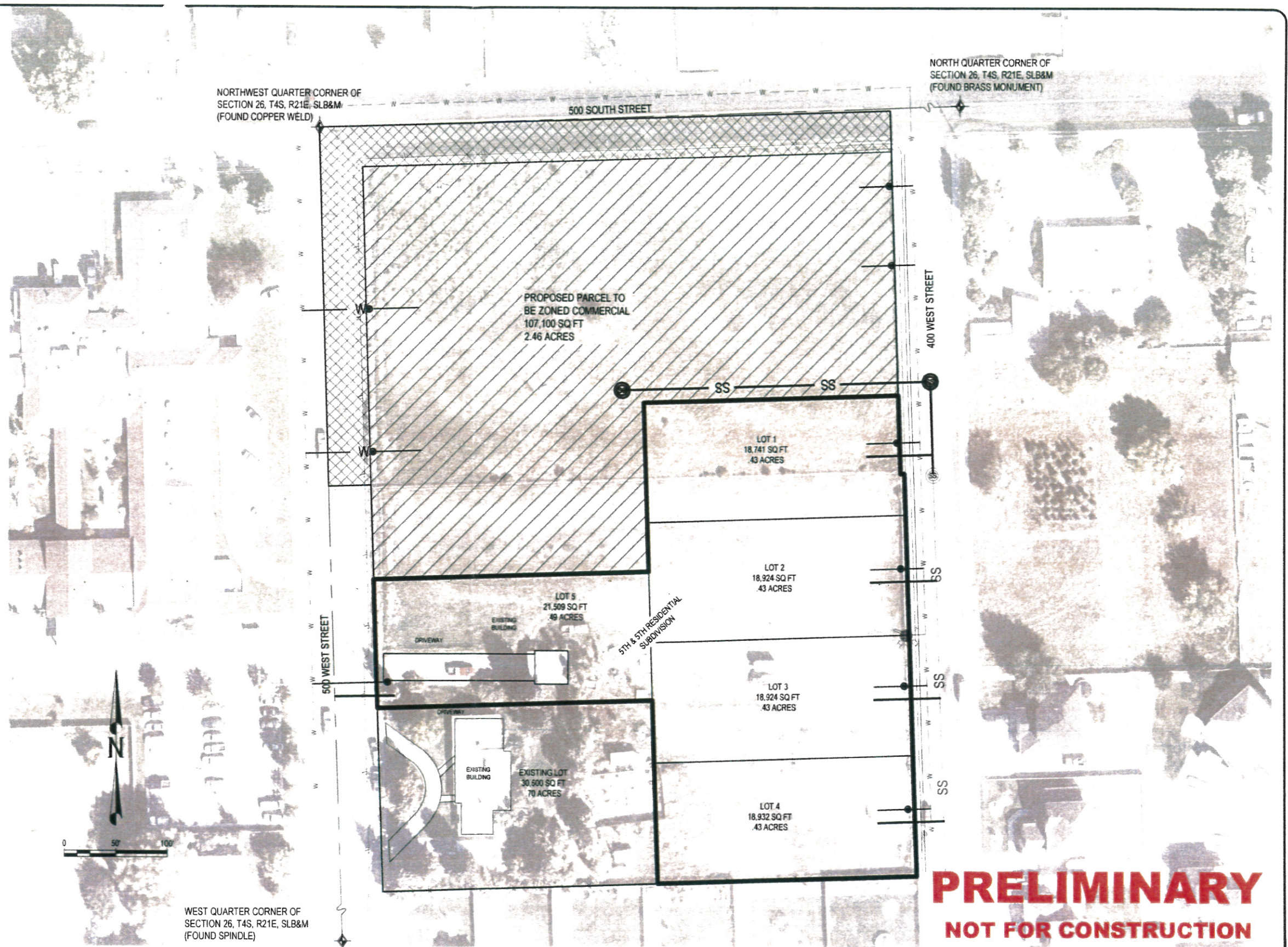




VICINITY MAP
N.T.S.

LEGEND

- SECTION CORNER
- BOUNDARY LINE
- PROPOSED LOT LINE
- SECTION LINE
- ASPHALT
- CHAIN LINK FENCE
- CONCRETE
- EXISTING WATERLINE
- PROPOSED WATER SERVICE
- EXISTING SEWER LINE
- PROPOSED SEWER LINE
- EXISTING FIRE HYDRANT
- EXISTING SEWER MANHOLE
- PROPOSED SEWER MANHOLE
- PROPOSED DEVELOPMENT LOT
- AREA TO BE DEDICATED TO VERNAL CITY AS ROW



PRELIMINARY
NOT FOR CONSTRUCTION

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**CALDWELL
RICHARDS
SORENSEN**

ANSWERS TO INFRASTRUCTURE

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5TH & 5TH RESIDENTIAL SUBDIVISION
PRELIMINARY LAYOUT
500 SOUTH 500 WEST
VERNAL, UTAH
JULY, 2015

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